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INDUSTRIAL SITE INFORMATION
FOR
GREENVILLE AND SPARTANBURG COUNTIES
SOUTH CAROLINA

SOUTHERN

GIVES A GREEN LIGHT TO INNOVATION



SOUTHERN RAILWAY SYSTEM
INDUSTRIAL DEVELOPMENT

P.O. Box 1808 Washington, D.C. 20013

INDUSTRIAL SITE INFORMATION
FOR
GREENVILLE AND SPARTANBURG COUNTIES
SOUTH CAROLINA

Prepared For
Mr. Richard Sutton
Industrial Representative
State Development Board
Post Office Box 927
Columbia, South Carolina 29202

J. L. Townshend
General Manager, Industrial Development
Southern Railway System
P. O. Box 1808
Washington, D. C. 20013
Telephone: 202/628-4460

S. C. STATE LIBRARY

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-GRV-8 (Greenville-Southern Industrial District)

Acreage

541+ (393+ remaining)

Location

Nine miles south of downtown Greenville fronting on the east side of U.S. Highway 25 with the Donaldson Center Industrial Area directly north in Greenville County, South Carolina.

Owner

Georgia Industrial Realty Company

Contact: Mr. J. L. Townshend
General Manager, Industrial Development
P. O. Box 1808
Washington, D. C. 20013
Telephone: 202/628-4460

Boundaries

N: Property Line	E: S.C. Highway 717 (Lost Swamp Road)
S: Property Line and S.C. Highway 316 - (Reedy Fork Road)	W: U.S. Highway 25 (Augusta Road), Property Line and Dirt Road

Topography

Gently rolling to rolling ground, highest on the northwest side. Sloping general toward the middle and the southeast part of the site. Irregular in shape. Land is partially developed. Elevation 850 to 947 feet MSL. No known flood hazard. Zoning: Industrial.

Utilities

Electric Power: Duke Power Company - 100 kv line located on site parallel to north property line.

Natural Gas:

Piedmont Natural Gas Company (Supplied by Transcontinental Gas Pipe Line Corporation), 8 inch line, high pressure located on the west side of the site.

Water:

River: Reedy River (2 miles east). Minimum daily flow: 4.6 cfs. Maximum daily flow: 4,050 cfs. Average daily flow: 83 cfs. Period of record: 1941-1968. Point of measurement is 375 feet downstream from bridge on Interstate 85 (see topo map) and 4.8 miles north of the site. Ground: In the immediate area, Mr. Ralph Blakely drilled 3 wells in February 1963 to depths of between 80 to 160 feet in granite gneiss. Yield was 25 to 50 gallons per minute. Munic: 30 inch line: 50-60 psi static located along Ashmore Branch Road on the north side of the site. Operated by Greenville Water Works.

Sewerage Disposal: Private treatment necessary.

Transportation

Rail:

SOUTHERN RAILWAY SYSTEM

Highway:

I-85 (4 lanes) is 4.1 miles north with limited access. U.S. Highway 25 (4 lanes) is at the site on the west side. County Road 321 (2 lanes) is at the site on the north side. County Road 316 (2 lanes) is at the site on the south side. County Road 717 (2 lanes) is at the site on the east side.

Air:

Nearest commercial airport is 14 miles northeast at the Greenville-Spartanburg Airport served by Eastern, Southern, and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights daily. A local paved and lighted airport with a 5,500 foot runway is located 8 miles north at the Greenville Municipal Airport. Directly north at Donaldson Center is another excellent landing facility with an 8,000 foot concrete runway.

Barge:

None.

Remarks

Water - The system's capacity is 60.5 million gallons per day. Average daily consumption is 30 million gallons. Water is supplied from the Table Rock and North Saluda Reservoirs. The combined lakes store 34.5 billion gallons of water covering 1,580 acres.

Sewerage - It may be practicable to tie in with the Donaldson Center waste treatment facility if that facility was expanded to accomodate the additional flow.

Rail Access - Rail service as outlined in preliminary development plan Drawing 5-50.

Exhibits

~~Drawing 5-50~~

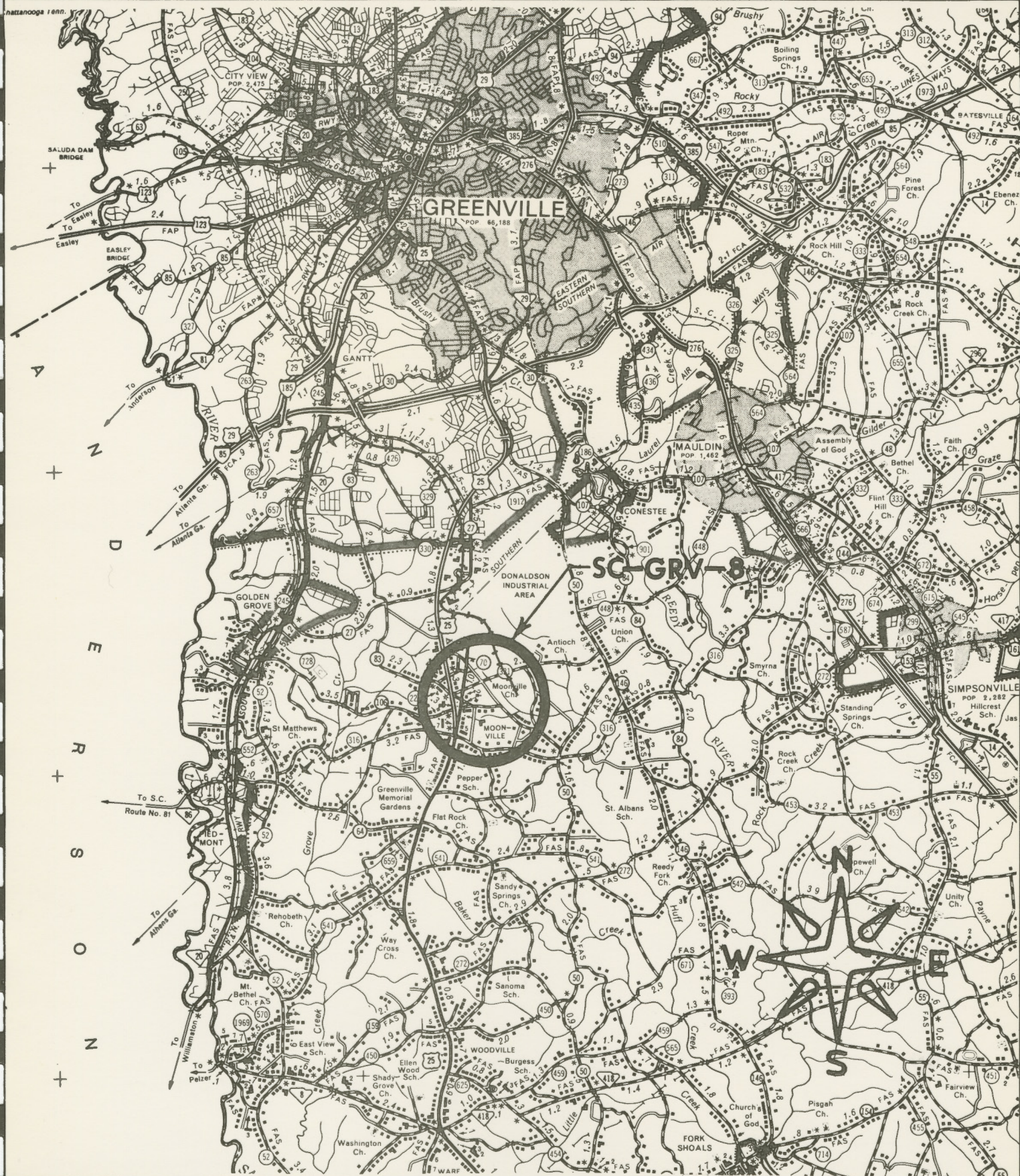
Topographic Quadrangle Section
County Map Section

Southern Railway System Map
South Carolina State Highway Map

For Additional Information

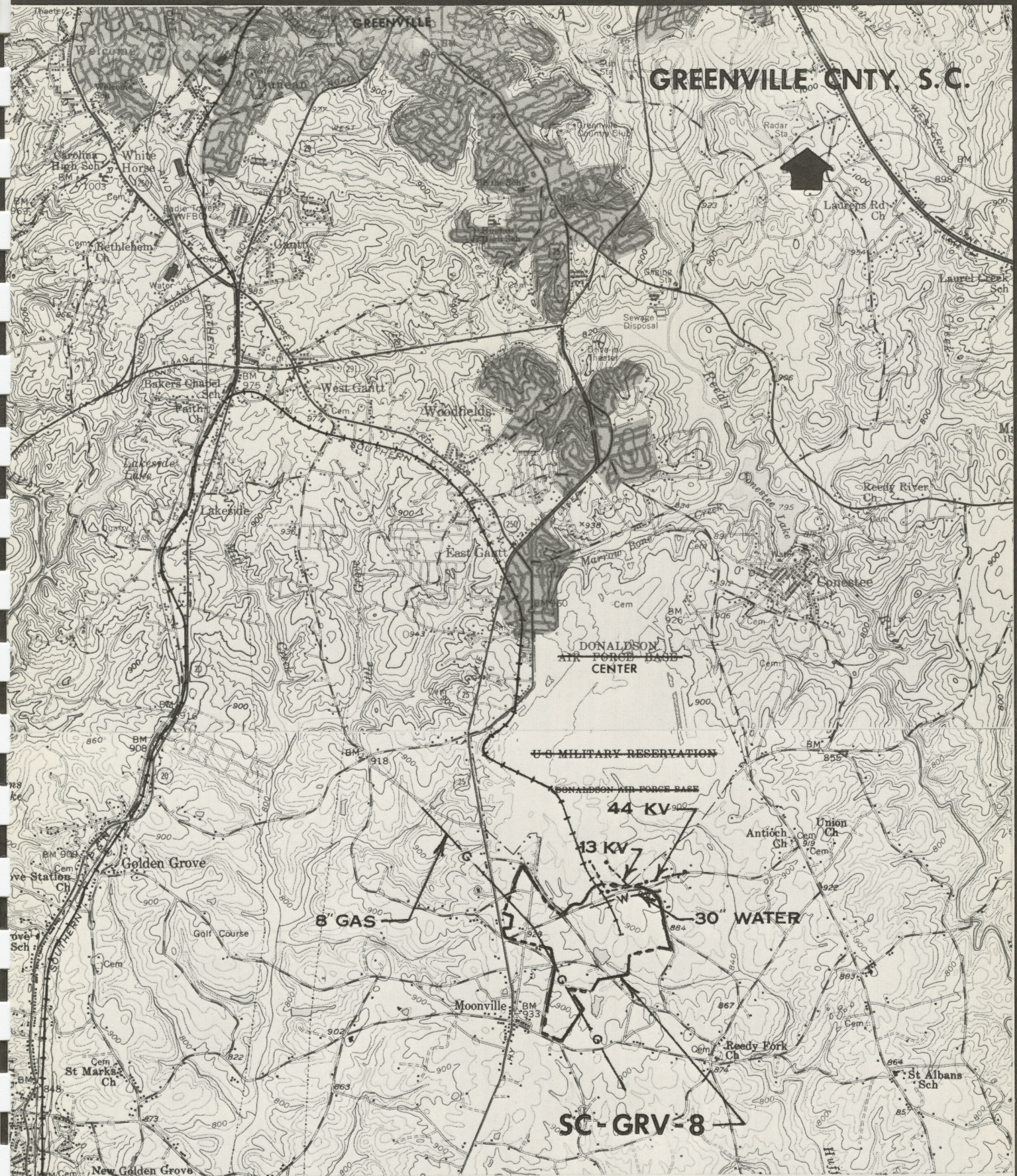
A detailed economic study
on the Greenville County,
South Carolina area will be made available on request covering population,
taxes, utilities, wages, transportation, living conditions, etc. Special
analyses and reports on specific location factors will be submitted on request.

SRSIDR&P: 3/72



SOUTHERN
RAILWAY SYSTEM
INDUSTRIAL DEVELOPMENT

GREENVILLE COUNTY
SOUTH CAROLINA



GREENVILLE CNTY, S.C.

DONALDSON
AIR FORCE BASE
CENTER

U.S. MILITARY RESERVATION

DONALDSON AIR FORCE BASE

44 KV


13 KV

8" GAS

30" WATER

SC-GRV-8

CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

GREENVILLE, S. C.
WILLIAMSTON, S. C.

QUADRANGLE



INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-GRV-9 (Blaine Site)

Acreage

121.9⁺

Location

8.3 miles south of downtown Greenville on the south side of County Highway 106 and just east of S. C. Highway 20 in Greenville County, South Carolina.

Owners

Mr. Ben F. Tipton - 3/4 interest
Mr. J. R. Caswell - 1/4 interest
Greenville, South Carolina

Boundaries

N: County Road 106 and E: Paved Road
Property Line
S: Property Line W: County Road 52
 (Old Highway No. 20)

Topography

Slopes down from the highways on the north and west sides of the property. Drains off the southeast corner. Irregular in shape. Land is undeveloped. Elevation 820 to 920 feet MSL. No known flood hazard. Zoning: Residential .

Utilities

Electric Power: Duke Power Company - 100
kv line located 5,000 feet
east of the site. 40 kv
line located 400 feet west
of the site along the railroad.

Natural Gas: Piedmont Natural Gas Company
(Supplied by Transcontinental
Gas Pipeline Corporation) -
6 inch line, medium pressure,
located adjacent to site.

Water:

River: Saluda River located 1.25 miles west of the site. Minimum daily flow: 70 cfs. Maximum daily flow: 11,000 cfs. Average daily flow: 624 cfs. Period of record: 1941-1968. Point of measurement: Bridge on U.S. Highway 123 alternate about 8 miles north of the site. Also Grove Creek (Mill Creek) is about one mile east of the site. No surface water records available. Ground: Immediately south of the site, J. P. Stevens Company drilled 6 wells in August 1963 to depths of 135 to 390 feet in granite gneiss. Yield was 0 to 18 gallons per minute. Munic: 20 inch line, 55 psi static located at the northwest corner of the property. Operated by: Greenville Water Works.

Sewerage Disposal: Private treatment necessary

Transportation**Rail:**

SOUTHERN RAILWAY SYSTEM (Main line)

Highway:

I-85 (4 lanes) is located 4 miles north with limited access. U.S. Highway 25 (4 lanes) is located 2.6 miles east. S.C. Highway 20 (2 lanes) is located 1200 feet west. County Road 106 (2 lanes) is located at site on the north side.

Air: Nearest commercial airport is 17 miles northeast at the Greenville-Spartanburg Air - port served by Eastern, Southern, and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights daily. A local paved and lighted airport with a 5,500 ft. runway is located 9.5 miles northeast at the Greenville Municipal Airport. Three miles east at Donaldson Center is another excellent landing facility with an 8,000 ft. concrete runway.

Barge: None

Remarks

Water - The system's capacity is 60.5 million gallons per day. Average daily consumption is 30 million gallons. Water is supplied from the Table Rock and North Saluda Reservoirs. The combined lakes store 34.5 billion gallons of water covering 1580 acres.

Rail access - It would be necessary to cross County Road 52 (Old Highway No. 20) to serve this site. The highway is a secondary road. Extensive site preparation would be required to prepare portions of this property for industrial use and rail service.

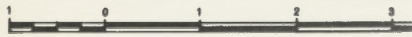
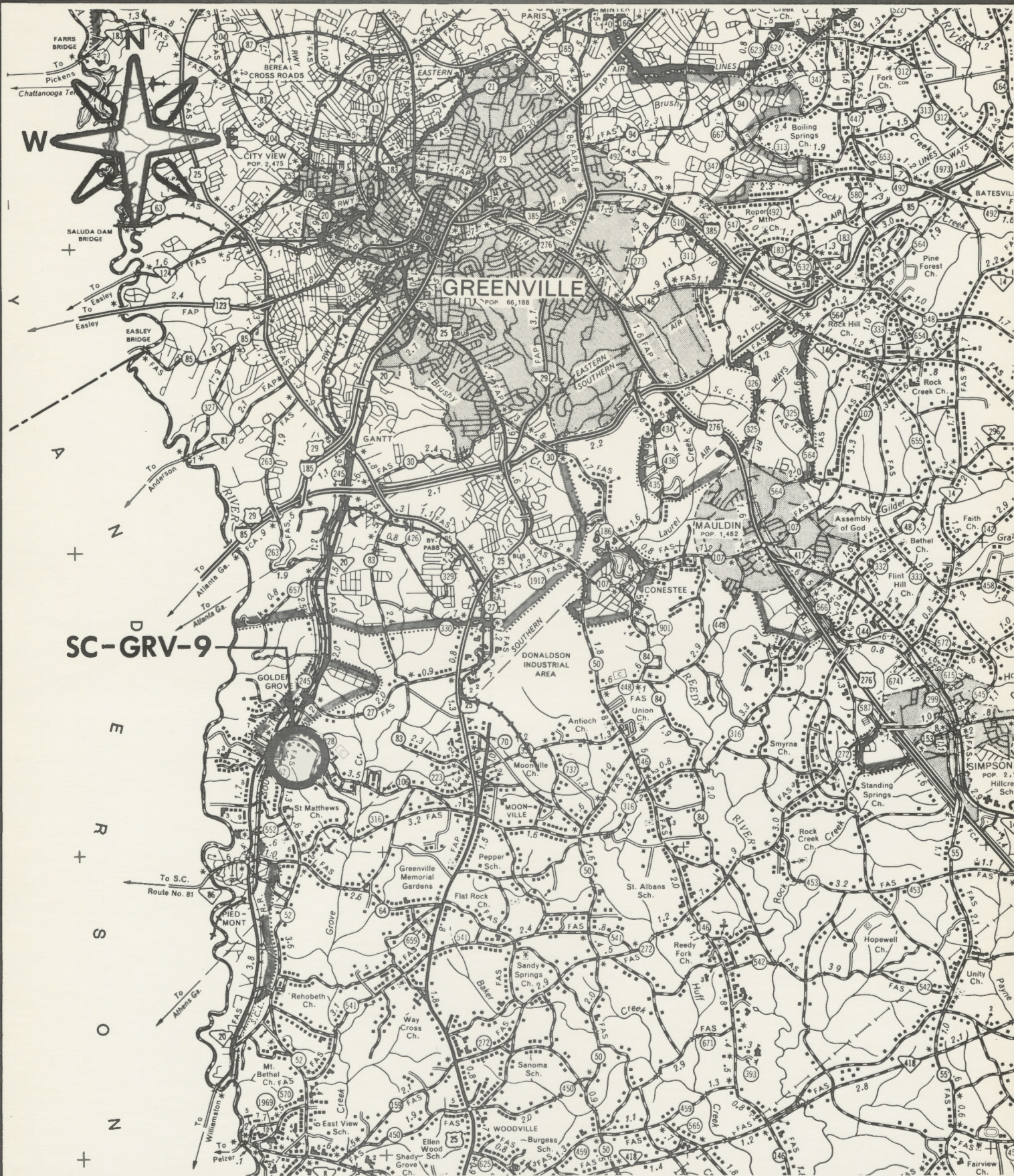
Exhibits

Tax Map
Topographic Quadrangle Section
County Map Section
Southern Railway System Map
South Carolina State Highway Map

For Additional Information

A detailed economic study on the Greenville County, South Carolina area will be made available on request covering population, taxes, utilities, wages, transportation, living conditions, etc. Special analyses and reports on specific location factors will be submitted on request.

SRSIDR&P: 3/72



SCALE OF MILES

SOUTHERN

RAILWAY

INDUSTRIAL

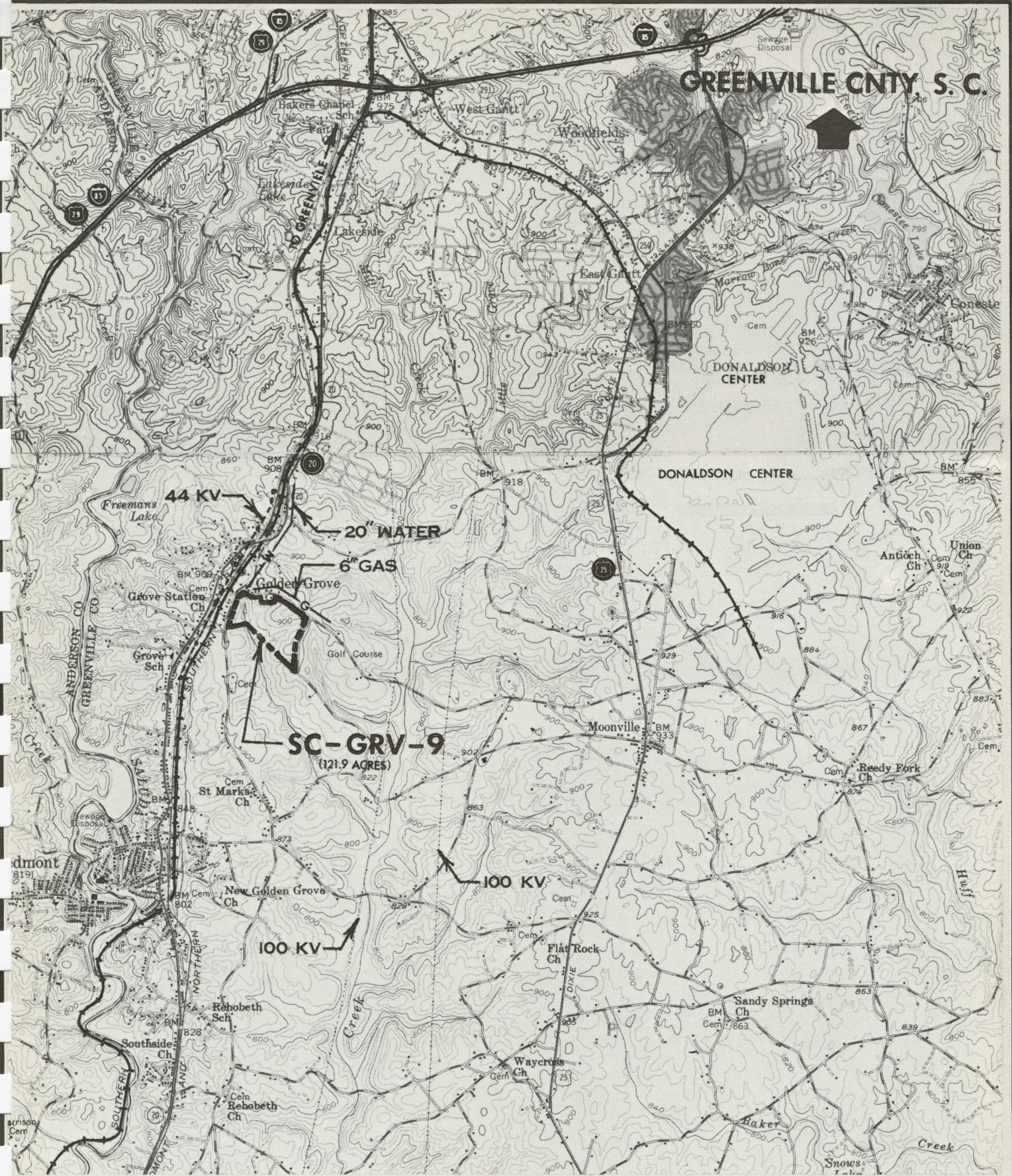


SYSTEM


DEVELOPMENT

GREENVILLE COUNTY

SOUTH CAROLINA

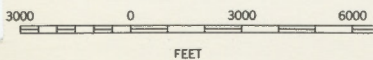


CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

GREENVILLE, S. C.
WILLIAMSTON, S. C.

QUADRANGLES



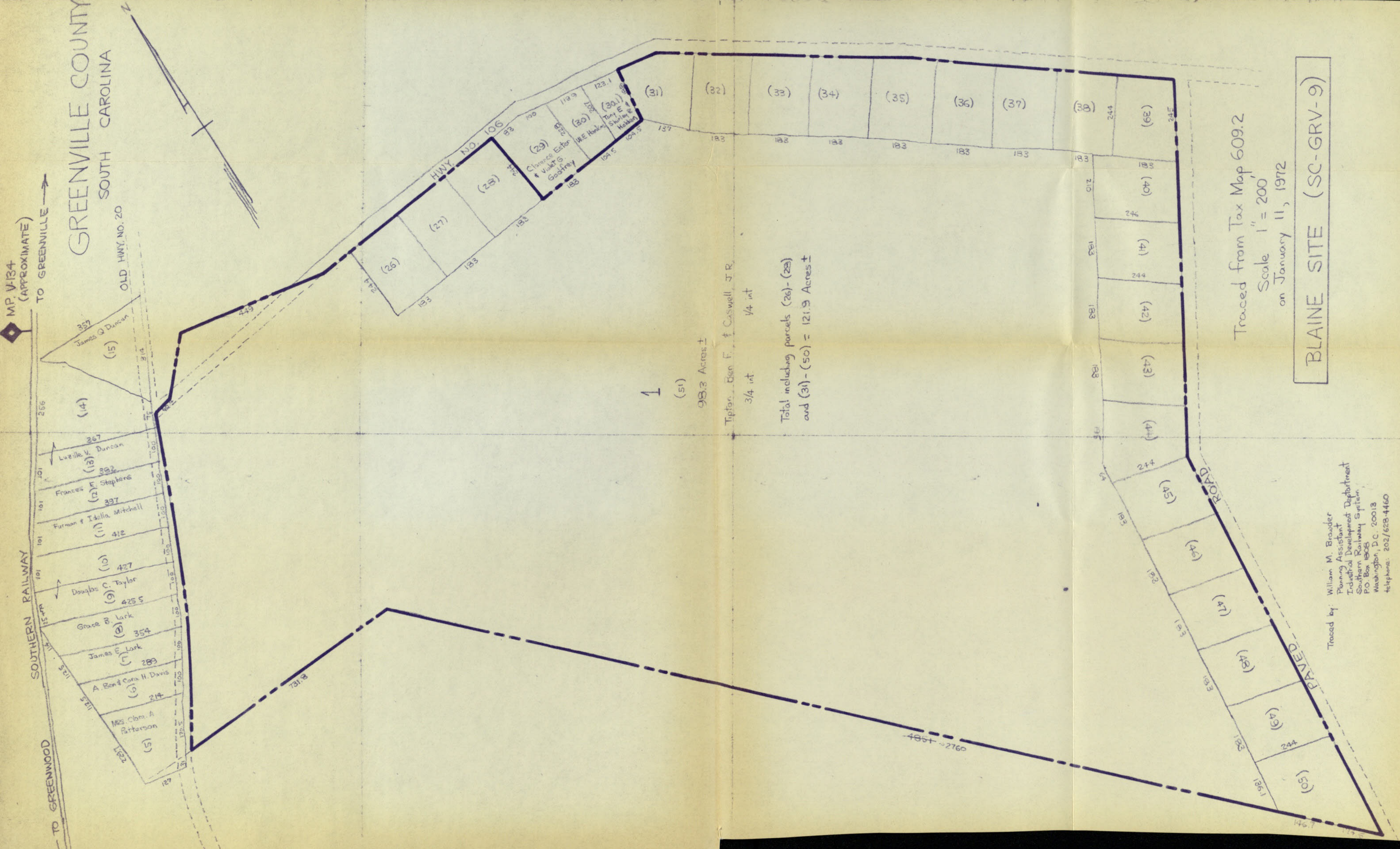
MP. V-134
(APPROXIMATE)
TO GREENVILLE

SOUTHERN RAILWAY

TO GREENWOOD

GREENVILLE COUNTY
SOUTH CAROLINA

OLD HWY. NO. 20



1

(51)

98.3 Acres ±

Tipton, Ben F. & Caswell, J.R.

3/4 int.

1/4 int.

Total including parcels (26)-(28)
and (31)-(50) = 121.9 Acres ±

Traced from Tax Map 609.2

Scale 1" = 200'

on January 11, 1972

BLAINE SITE (SC-GRV-9)

Traced by: William M. Browder
Planning Assistant
Industrial Development Department
Southern Railway System
P.O. Box 1908
Washington, D.C. 20013
Telephone: 202/628-4460

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-GRV-10 (Janie McSwain Tapp Site)

Acreage

125+

Location

Six miles south of the center of Greenville fronting on S.C. Highway 20 in Greenville County, South Carolina.

Owner

Janie McSwain Tapp
Greenville, South Carolina

Contact: Jim Perrin Real Estate Company
Greenville, South Carolina

Boundaries

N: Property Line

E: Property Line
(Grove Creek)

S: Property Line and
Mac's Road

W: County Road 245
(Old Highway No. 20)
and S.C. Highway 20

Topography

Rolling ground highest on the north and west sides and sloping downward toward the southeast corner adjacent to Grove Creek (Mill Creek). Irregular in shape. Land is undeveloped. Elevation 810 to 920 feet MSL. Flood hazard: none, from available information. Zoning: Residential (Alteration appears feasible).

Utilities

Electric Power:

Duke Power Company - 44 kv
line located on the site on
the west side along S.C.
Highway 20. 100 kv line
bisects the site.

Natural Gas:

Piedmont Natural Gas Company
(Supplied by Transcontinental
Gas Pipeline Corporation) 4
inch line, medium pressure,
located one half mile from the
site.

Water:

River: Saluda River located one mile west of the site.
Minimum daily flow: 70 cfs.
Maximum daily flow: 11,000 cfs.
Average daily flow: 624 cfs.
Period of record: 1941-1968.
Point of measurement: Bridge on U.S. Highway 123 Alternate about 5.8 miles north of the site. Also Grove Creek (Mill Creek) is adjacent to the east property line of the site.
No surface water records available. Ground: South of this site, Mr. McGee drilled a well in June 1963 to a depth of 140 feet in granite gneiss. Yield is 5 gallons per minute.
Munic: 20 inch line, 50-55 psi static located on the west side of the site. Operated by Greenville Water Works.

Sewerage Disposal:

Private Treatment Necessary.

Transportation**Rail:**

SOUTHERN RAILWAY SYSTEM
(Main Line)

Highway:

I-85 (4 lanes) is 2.4 miles north with limited access.
U.S. Highway 25 (4 lanes) is 1.9 miles east. S.C. Highway 20 (2 lanes) is at site on the west side.
County Road 245 (2 lanes) is at site on the west side.

Air: Nearest commercial airport is 15 miles northeast at the Greenville-Spartanburg Airport served by Eastern, Southern and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights daily. A local paved and lighted airport with a 5,500 ft. runway is located 7.5 miles northeast at the Greenville Municipal Airport. Three miles east at Donaldson Center is another excellent landing facility with an 8000 ft. concrete runway.

Barge: None

Remarks

Water - The system's capacity is 60.5 million gallons per day. Average daily consumption is 30 million gallons. Water is supplied from the Table Rock and North Saluda Reservoirs. The combined lakes store 34.5 billion gallons of water covering 1580 acres.

Rail access - It is necessary to cross S.C. Highway 20 to reach this site. The railroad is on a 10 to 20 foot fill for the major portion of the west property line. It may be possible to come off the main line at either the north or south end of the site where railroad, highway, and site elevations are more compatible.

Exhibits

Topographic Quadrangle Section
County Map Section
Southern Railway System Map
South Carolina State Highway Map

For Additional Information

A detailed economic study
on the Greenville County,
South Carolina area will be made available on request covering population,
taxes, utilities, wages, transportation, living conditions, etc. Special
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SRSIDR&P: 3/72



GREENVILLE

SC-GRV-10

SCALE OF MILES

SOUTHERN
RAILWAY
INDUSTRIAL



SYSTEM
DEVELOPMENT

GREENVILLE COUNTY
SOUTH CAROLINA

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-GRV-11 (Means Site)

Acreage 178.6₊

Location 3.5 miles west of the center of downtown Greenville, on the south side of the railroad and fronting on the west side of Bramlett Road in Greenville County, South Carolina.

Owner J. E. Means, Jr., et. al.
Greenville, South Carolina

Contact: Mr. Gordon Vinson
Peoples National Bank
West Washington Street
Greenville, South Carolina
Telephone: 803/233-6341

Boundaries

N: SOUTHERN RAILWAY COMPANY	E: Bramlett Road and Property Line
S: Property Line	W: Property Line

Topography Rolling ground, generally sloping down from the railroad and toward the western boundary of the property. Irregular in shape. Land in undeveloped. Elevation 850 to 960 feet MSL. Flood hazard: 829 feet MSL. recorded October 7, 1949. Zoning: Agriculture.

Utilities

Electric Power:	Duke Power Company - 100 kv line located on the site through the northern portion.
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Natural Gas:

Piedmont Natural Gas Company
(Supplied by Transcontinental
Gas Pipeline Corporation),
8 inch line, medium pressure
located along White Horse
Road 2,000 feet north of the
site.

Water:

River: Saluda River. Minimum
daily flow: 70 cfs. Average
daily flow: 624 cfs. Maximum
daily flow: 11,000 cfs.
Period of record: 1941-
1968. Point of Measurement:
Bridge on U.S. Highway 123
Alternate about 3400 feet
southwest of the site. Ground:
Many privately operated wells
in the area. None on the
site. Generally drilling
has been 100-150 feet in
gneiss with yields of 15
to 30 gallons per minute.
Munic: 12 inch line: 40-
50 psi static; located at
the site on the east side
along Bramlett Road.
Operated by Greenville
Water Works.

Sewerage Disposal:

Private Treatment Necessary.

Transportation

Rail:

SOUTHERN RAILWAY SYSTEM
(Main Line)

Highway:

I-85/I-185 (4 lanes) is
4 miles southeast with
limited access. U.S.
Highway 25 (4 lanes) is
2000 feet north and east.
U.S. Highway 123 (4 lanes)
is 1 mile south. U.S.
Highway 123 Alternate (2
lanes) is 600 feet southeast.

Air:

Nearest commercial airport is 14 miles east at the Greenville-Spartanburg Airport served by Eastern, Southern, and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights daily. A local paved and lighted airport with a 5,500 ft. runway is located 6.5 miles east at the Greenville Municipal Airport. Eight miles southeast at Donaldson Center is another excellent landing facility with an 8000 ft. concrete runway.

Barge:

None.

Remarks

Water - The system's capacity is 60.5 million gallons per day. Average daily consumption is 30 million gallons. Water is supplied from the Table Rock and North Saluda Reservoirs. The combined lakes store 34.5 billion gallons of water covering 1580 acres.

Rail access - Extremely rough piece of ground requiring extensive preparation for industrial use. Rail service will of necessity be predicated on proposed sites and their preparation, (i.e. grading). Main line is CTC (Centralize Traffic Control) and cost of a turnout from the main line would be approximately \$18,000.

Highway access - It would be possible to obtain a right of way for highway access to the site from White Horse Road or Saluda Dam Road.

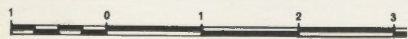
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SRSIDR&P: 3/72



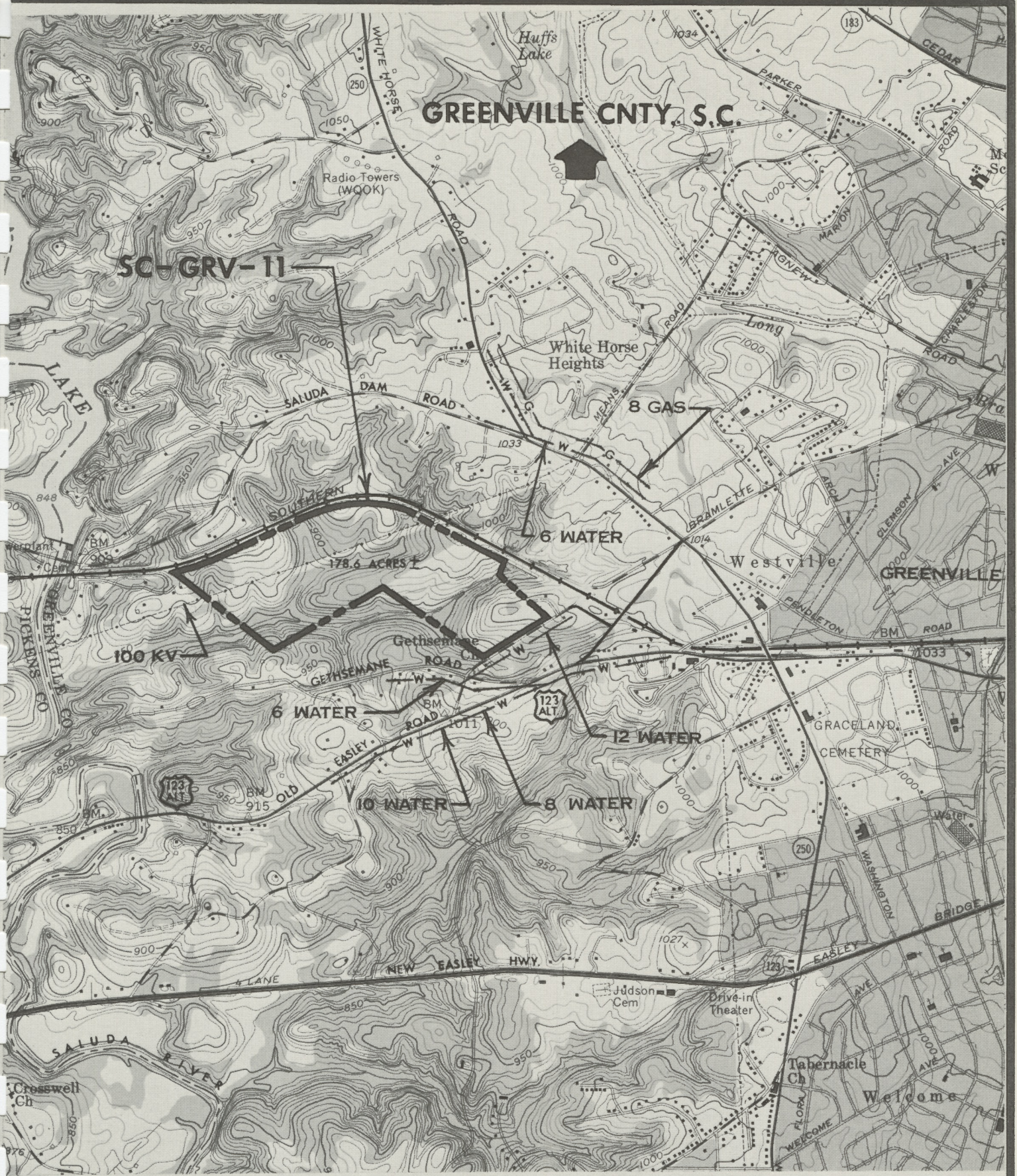
SCALE OF MILES

SOUTHERN
RAILWAY
INDUSTRIAL

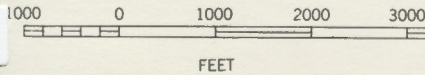


SYSTEM
DEVELOPMENT

GREENVILLE COUNTY
SOUTH CAROLINA



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL



SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

GREENVILLE, S. C.
QUADRANGLE

N

WILLIAM A. FLOYD AND S.C. NATIONAL
BANK OF CHARLESTON, ESTATE OF
FRANCES C. FLOYD
118.68 ACRES ±

(1)

2
J. E. MEANS, JR.
118.6 ACRES ±

2
59.25 ACS ± (AS OF 12-12-69 VOL. 882 PG. 206)
J. E. MEANS, JR. 40%
LOUIS C. MEANS 20%
ERIN M. MELLONS 20%
ELAINE M. BOWERS 20%

CLABURN, E. H. (LIFE EST.) THEN TO ADDIE CRANE
11.2 ACRES ±
(BOUGHT IN 1970 FROM J. E. MEANS)

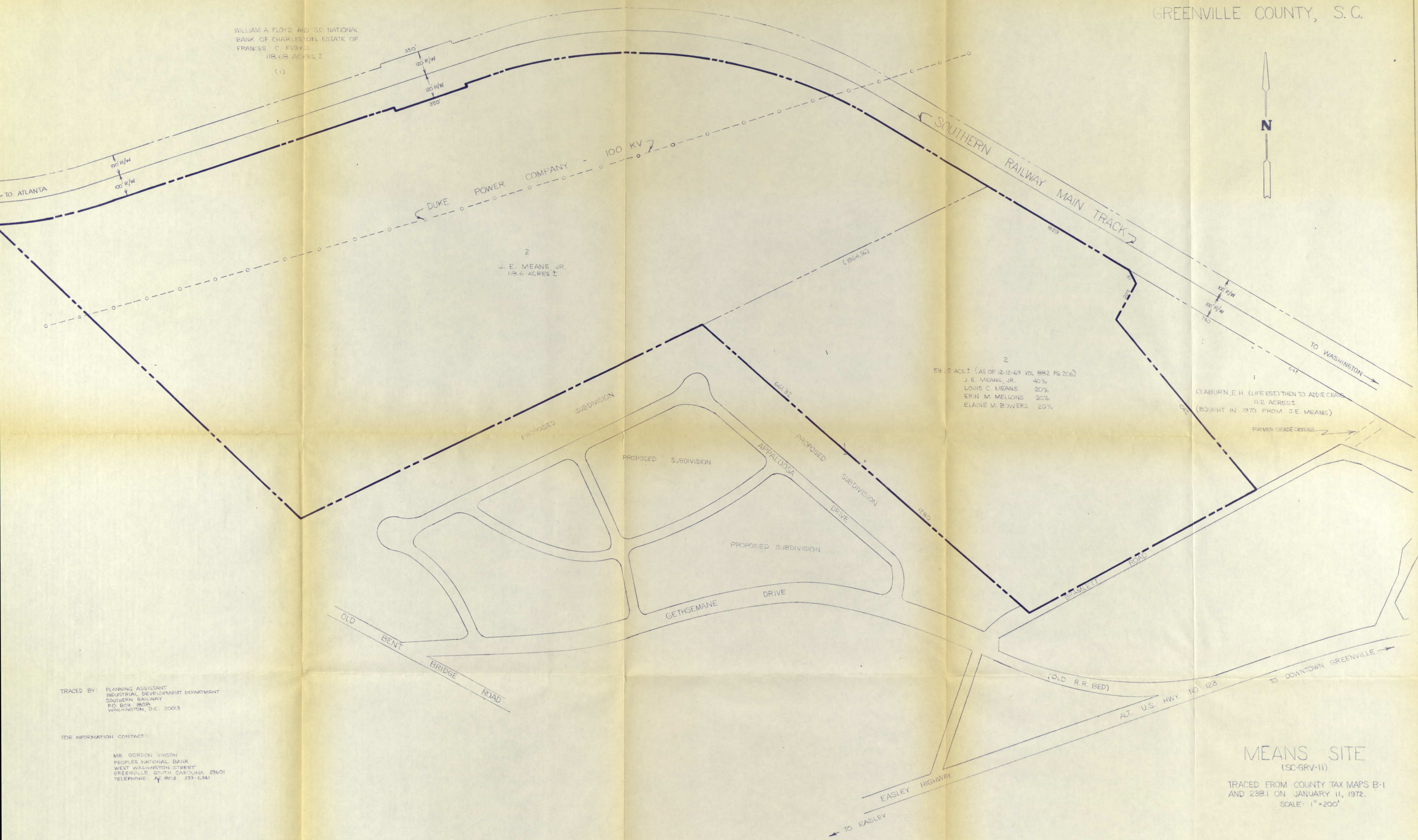
TRACED BY: PLANNING ASSISTANT
INDUSTRIAL DEVELOPMENT DEPARTMENT
SOUTHERN RAILWAY
P.O. BOX 1808
WASHINGTON, D.C. 20013

FOR INFORMATION CONTACT:

MR. GORDON VINSON
PEOPLES NATIONAL BANK
WEST WASHINGTON STREET
GREENVILLE, SOUTH CAROLINA 29601
TELEPHONE: AF 803 233-6341

MEANS SITE
(SC-GRV-11)

TRACED FROM COUNTY TAX MAPS B-1
AND 238.1 ON JANUARY 11, 1972.
SCALE: 1" = 200'



INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-GRV-12 (Maddox-Riddle-Ayers Site)

Acreage 386.1₊

Location Eight miles south of downtown Greenville straddling Ashmore Branch Road adjacent to Donaldson Center on the north and the Greenville-Southern Industrial District on the west in Greenville County, South Carolina.

<u>Owners</u>	Walton G. and Thomas L. Maddox	91.52 ₊
	F. L. Riddle	140.52 ₊
	Frank J. Ayers	154.06 ₊

<u>Boundaries</u>	N: Property Line and Donaldson Center Road	E: Huff Creek and Property Line
	S: Property Line	W: County Road (Lost Swamp Road) and Property Line

Topography Nearly level to rolling ground falling off generally toward the east and the south. Huff Creek is on the east portion of the site. Irregular in shape. Land is undeveloped. Elevation 830 to 910 feet MSL. No known flood hazard. Zoning: Industrial and Agriculture.

<u>Utilities</u>	Electric Power:	Duke Power Company - 44 and 100 kv line located on the northern portion of the site.
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S. C. STATE LIBRARY

Natural Gas:

Piedmont Natural Gas Company (Supplied by Transcontinental Gas Pipe Line Corporation), 8 inch line, high pressure, located 1200 ft. west of the site on the Greenville-Southern Industrial District.

Water:

River: Reedy River (3,400 feet east of the site). Minimum daily flow: 4.6 cfs. Average daily flow: 83 cfs. Maximum daily flow: 4,050 cfs. Point of Measurement: 4.6 miles north of the site about 375 feet downstream from the bridge on Interstate 85. Huff Creek is on the east side of the site, but there is no data available on the flow. Ground: A number of privately operated wells in the area immediately east of the site and on the west side of Reedy Creek. Most drilled to depths of 100-150 feet. Munic: 30 inch line: 50-55 psi static; located along Ashmore Branch Road. Operated by Greenville Water Works.

Sewerage Disposal:

Private Treatment Necessary.

Transportation**Rail:**

SOUTHERN RAILWAY COMPANY
(Spur)

Highway:

I-85 (4 lanes) is 4.5 miles north with limited access. U.S. Highway 25 (4 lanes) is 1.5 miles west. County Road 50 (2 lanes) is 2000 feet east. County Road 331 (Ashmore Branch Road) (2 lanes) is at site on the northern side.

Air:

Nearest commercial airport is 13 miles northeast at the Greenville-Spartanburg Airport served by Eastern, Southern, and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights daily. A local paved and lighted airport with a 5,500 ft. runway is located 7.5 miles north at the Greenville Municipal Airport. Just north at Donaldson Center is another excellent landing facility with an 8000 ft. concrete runway.

Barge:

None.

Remarks

Water - The system's capacity is 60.5 million gallons per day. Average daily consumption is 30 million gallons. Water is supplied from the Table Rock and North Saluda Reservoirs. The combined lakes store 34.5 billion gallons of water covering 1580 acres.

Sewerage - It may be practicable to tie in with the Donaldson Center waste treatment facility if that facility was expanded to accommodate the additional flow.

Rail access - Rail service would most likely be best facilitated through the Greenville-Southern Industrial District west of the site. See Drawing 5-50 for present and proposed tracks.

Exhibits

Plat of the Maddox property
Tax Map of the Frank J. Ayers property
Topographic Quadrangle Section
County Map Section
South Railway System Map
South Carolina State Highway Map
Greenville-Southern Industrial District (Drawing 5-50)

For Additional Information

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SRSIDR&P: 3/72



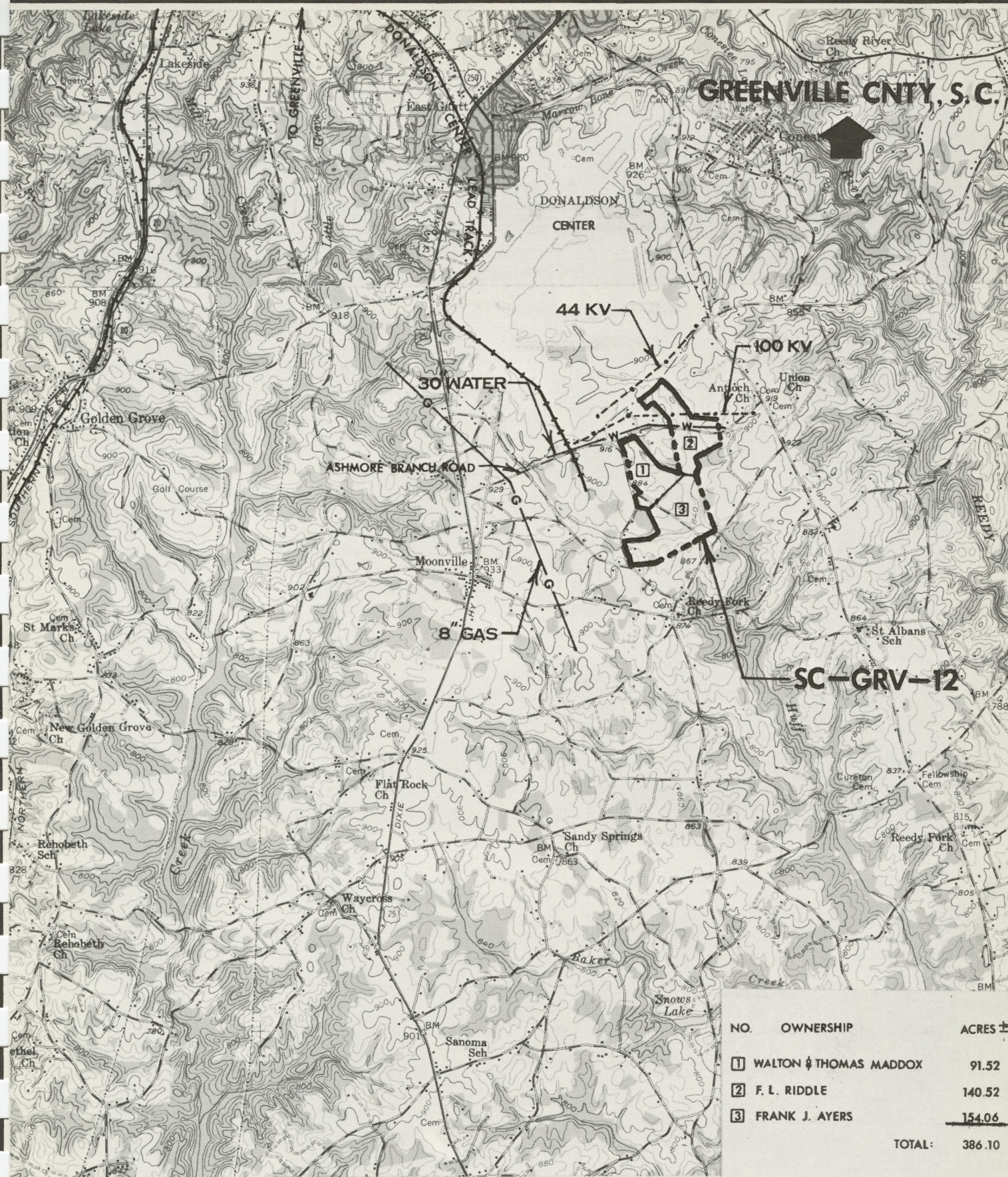
SCALE OF MILES

SOUTHERN
RAILWAY
INDUSTRIAL



SYSTEM
DEVELOPMENT


GREENVILLE COUNTY
SOUTH CAROLINA



NO.	OWNERSHIP	ACRES ±
1	WALTON & THOMAS MADDOX	91.52
2	F. L. RIDDLE	140.52
3	FRANK J. AYERS	154.06
TOTAL:		386.10

CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

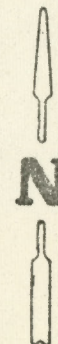
3000 0 3000 6000
FEET

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

GREENVILLE, S. C.
WILLIAMSTON, S. C.

QUADRANGLES

GREENVILLE COUNTY
SOUTH CAROLINA



MADDOX SITE
91.52 AC.±

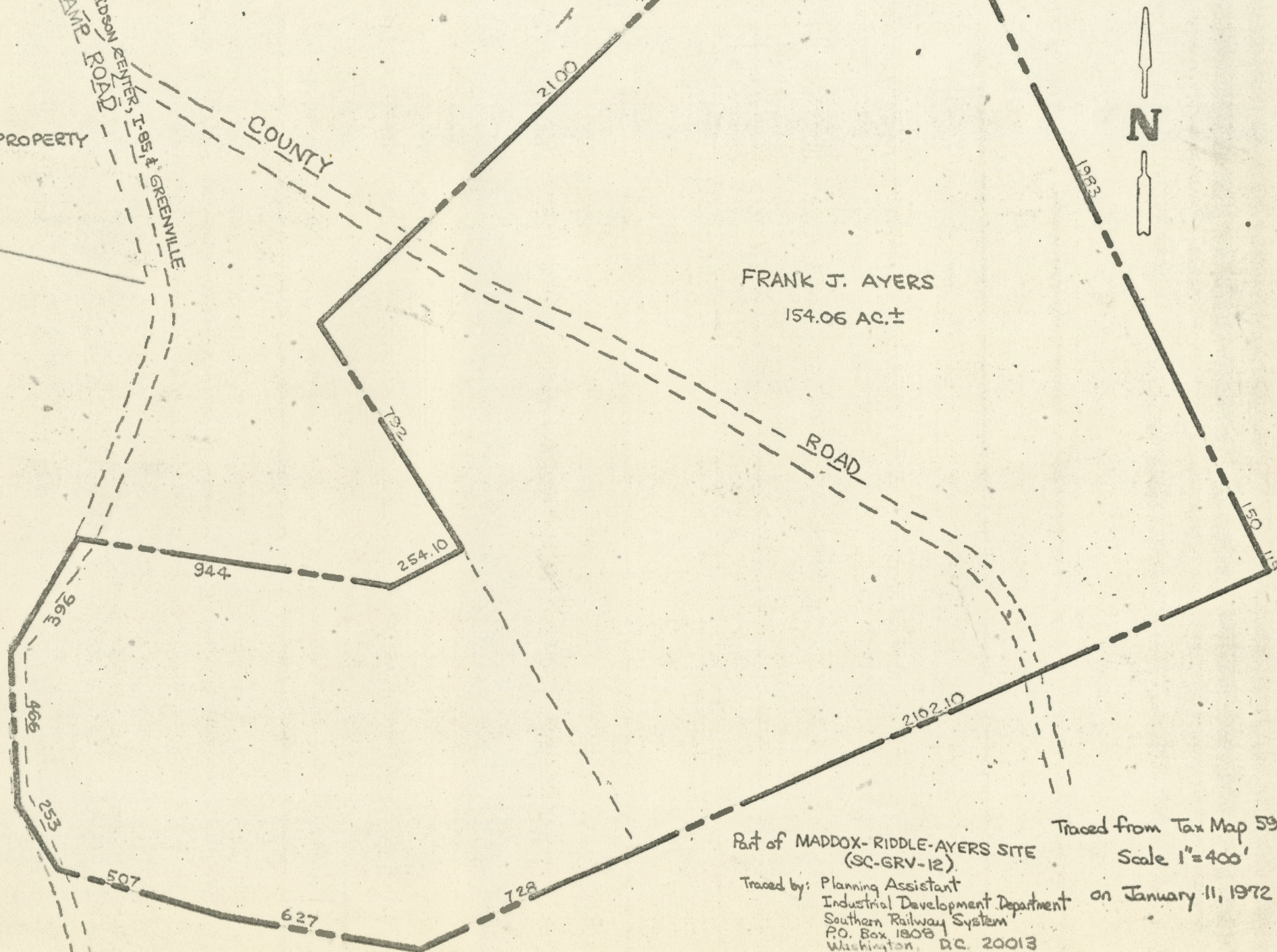
FRANK J. AYERS
154.06 AC.±

G.I.R. PROPERTY

TO DONALDSON CENTER, I-85 & GREENVILLE
ROAD

COUNTY

ROAD



Part of MADDOX-RIDDLE-AYERS SITE
(SC-GRV-12)

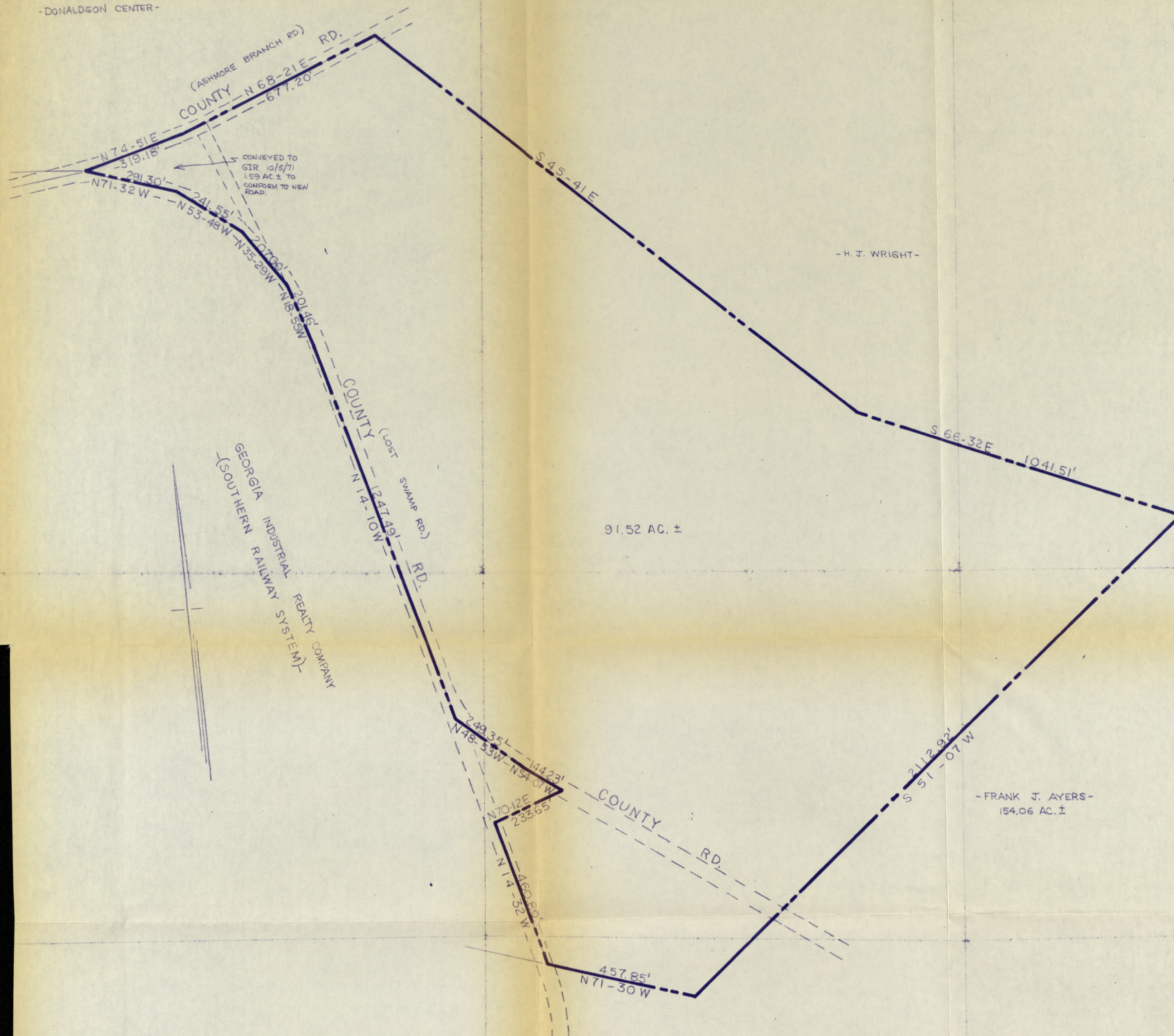
Traced by: Planning Assistant
Industrial Development Department
Southern Railway System
P.O. Box 1808
Washington, D.C. 20013

Traced from Tax Map 593.3
Scale 1"=400'

on January 11, 1972

GREENVILLE COUNTY, S.C.

- DONALDSON CENTER -



- H. J. WRIGHT -

- FRANK J. AYERS -
154.06 AC. ±

Traced from print on January 11, 1972 by:

William M. Browder
Planning Assistant
Industrial Development Department
Southern Railway System
P.O. Box 12008
Washington, D.C. 20013

Part of MADDOX-RIDDLE-AYERS SITE (SC-GRV-12)

PIEDMONT ENGINEERS & ARCHITECTS
GREENVILLE, S.C.

PROPERTY OF
WALTON G. & THOMAS L. MADDOX
NEAR GREENVILLE, S.C.
SCALE 1" = 200' NOV. 30, 1964

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-SPB-5 (Spartanburg Southern-Industrial District)

Acreage 163.4+

Location Five miles northwest of downtown Spartanburg fronting on I-26 and County Road 65 (New Cut Road) in the Sigsbee area in Spartanburg County, South Carolina.

Owner Georgia Industrial Realty Company

Contact: Mr. J. L. Townshend, General Manager,
Industrial Development Department, P. O. Box 1808,
Washington, D. C. 20013, telephone: 202-628-4460

Boundaries

N: New Cut Road and Unpaved Road	E: New Cut Road and Property Line
S: Property Line and Interstate 26	W: Interstate 26

Topography Gently rolling to rolling land, highest at the north and west end and sloping down toward the extreme southern corner. Rectangular in shape and undeveloped. Elevation 842 to 911 feet MSL. No known flood hazard. Zoning: Industrial.

Utilities

Electric Power:	Duke Power Company - 40 KV line located at the site on the north side of New Cut Road.
Natural Gas:	Piedmont Natural Gas Company - 6 inch line, medium pressure located along New Cut Road at the site

Water: Ground: Various wells in Spartanburg. Depth of wells: 170 to 600 feet. Flow: 22 to 100 gallons per minute. Munic: 16 inch line: very low pressure located along New Cut Road on the north side of the site. Operated by: Spartanburg Water Works.

Sewerage Disposal: Private treatment necessary.

Transportation

Rail: SOUTHERN RAILWAY SYSTEM (Main line)

Highway: Interstate 26 interchange (4 lanes and limited access) located 2,000 feet west. Interstate 85 (4 lanes and limited access) located 0.5 mile south. U.S. Highway 176 (4 lanes) located 1.2 miles northeast. County Road 65 (2 lanes) located at site on the north side.

Air: Nearest commercial airport is 12 miles southwest at the Greenville-Spartanburg Airport, served by Eastern, Southern, and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights daily. A local paved and lighted airport with one 5,200 foot runway is located 5.5 miles southeast at the Spartanburg Memorial Airport, maintained by the City of Spartanburg.

Remarks

Water - The system's capacity is 42 million gallons per day of treated water. Average daily consumption is 21.827 million gallons. Peak daily consumption is 30.7 million gallons.

Rail Access - Development plans as outlined in accompanying preliminary drawings. Access from northern corner as shown.

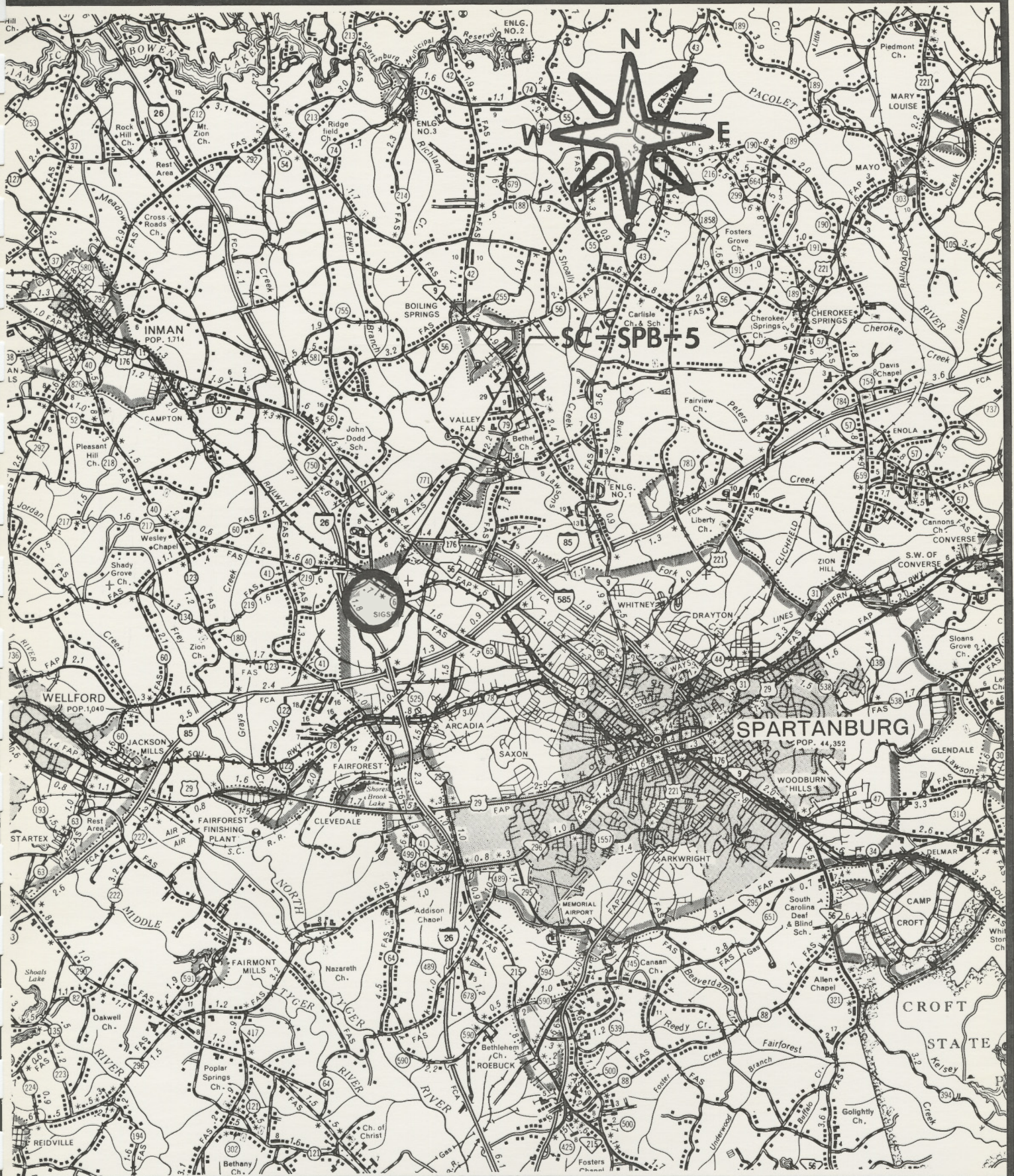
Exhibits

Survey Plat
Topographic Quadrangle Section
County Map Section
Southern Railway System Map
South Carolina State Highway Map
~~Artistic Rendering~~

For Additional Information

A detailed economic study on the Spartanburg County, South Carolina area will be made available on request covering population, taxes, utilities, wages, transportation, living conditions, etc. Special analyses and reports on specific location factors will be submitted on request.

SRSIDR&P: 2/72



SCALE OF MILES

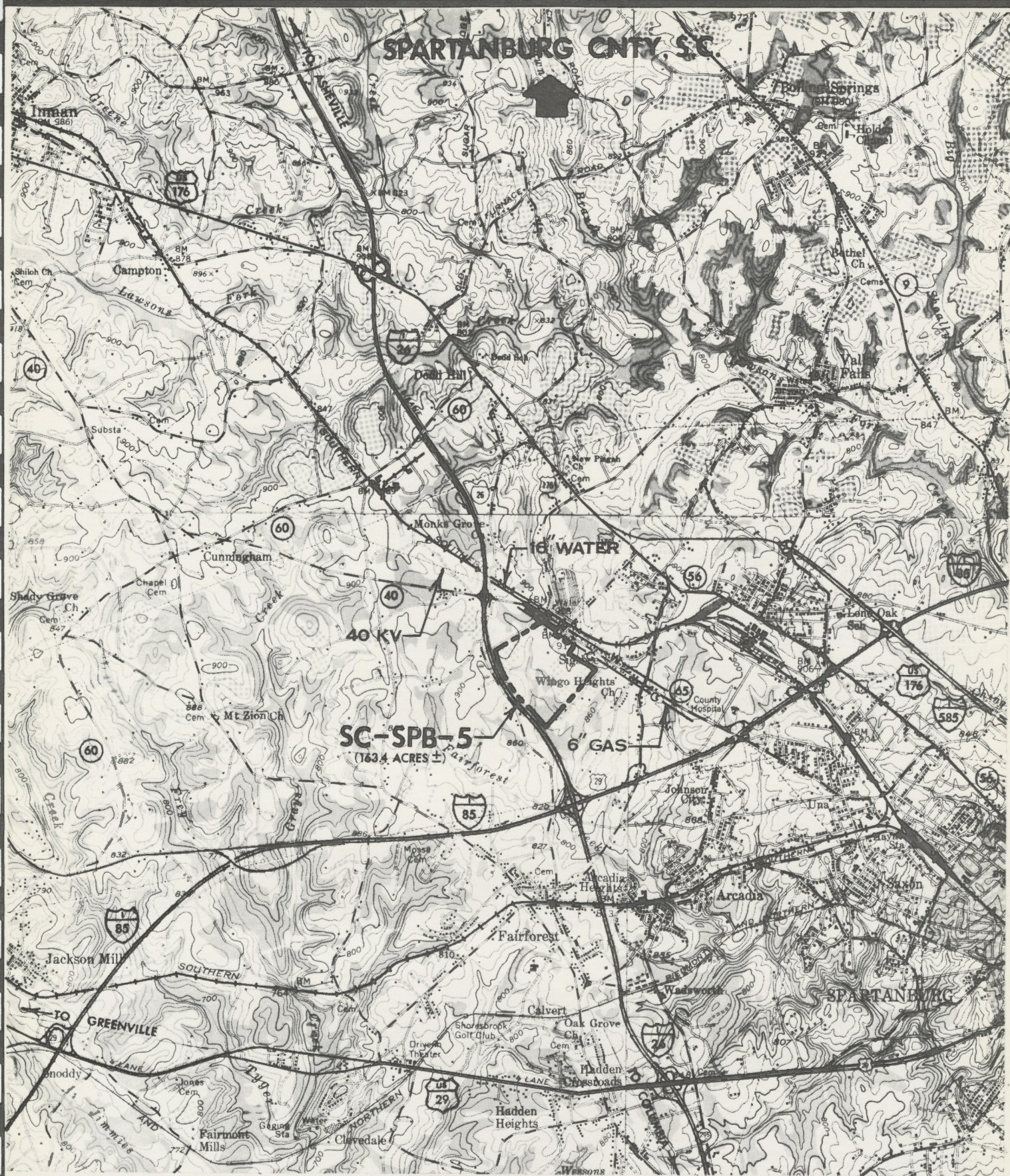
SOUTHERN
RAILWAY
INDUSTRIAL



SYSTEM
DEVELOPMENT

SPARTANBURG COUNTY
SOUTH CAROLINA

SPARTANBURG CNTY. S.C.



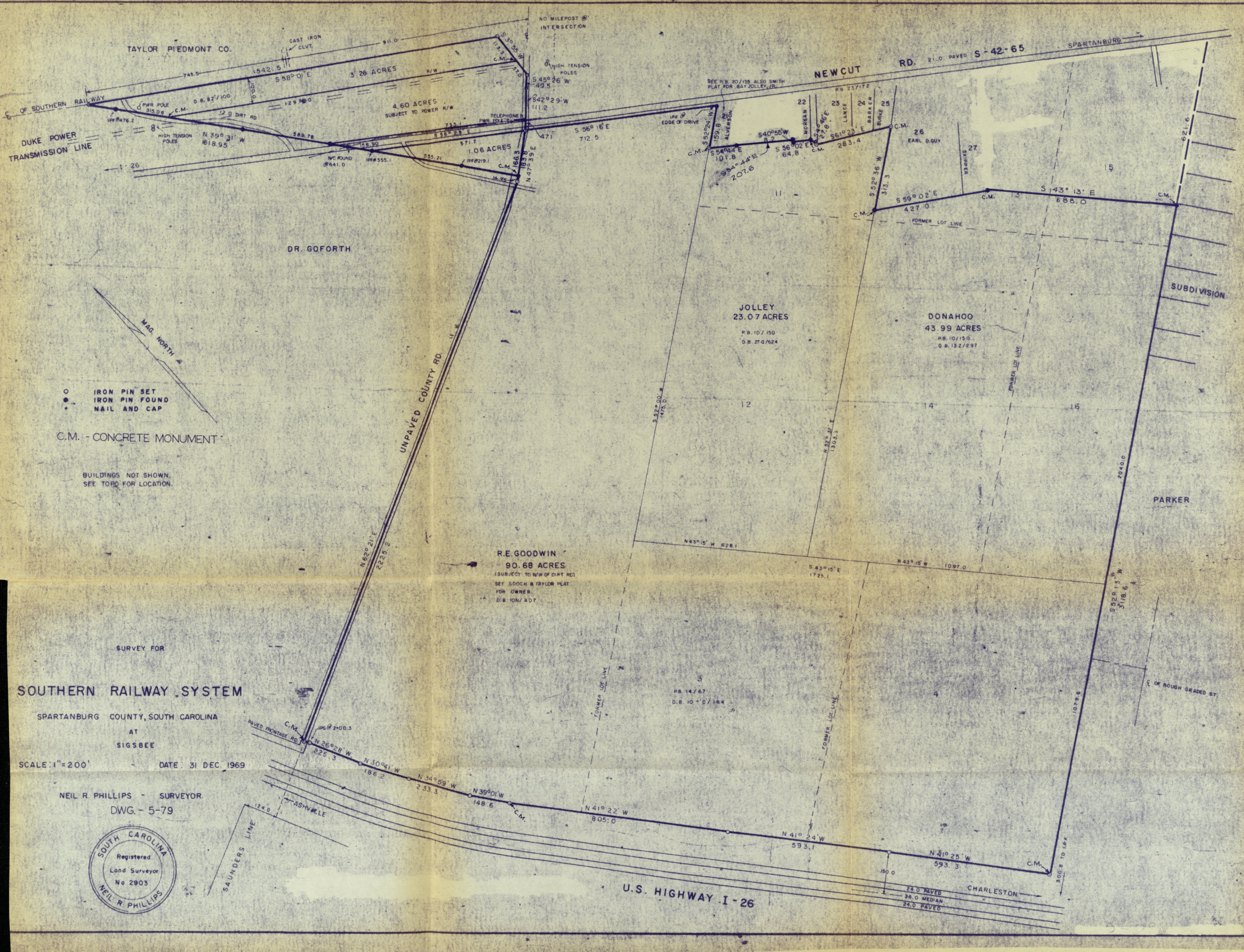
CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

3000 0 3000 6000
FEET

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

COWPENS, S.C. - N.C.
GREER, S.C.
INMAN, S.C. - N.C.
SPARTANBURG, S.C.

QUADRANGLE 5



TAYLOR PIEDMONT CO.

DUKE POWER
TRANSMISSION LINE

DR. GOFORTH

UNPAVED COUNTY RD.

NEWCUT

RD. 21.0 PAVED S-42-65

SPARTANBURG

JOLLEY
23.07 ACRES

DONAHOO
43.99 ACRES

R.E. GOODWIN
90.68 ACRES
(SUBJECT TO R/W OF DIRT RD.)
SEE 500CH & TAYLOR PLAT
FOR OWNER.
D.B. 10N/207

PARKER

SUBDIVISION

U.S. HIGHWAY I-26

CHARLESTON

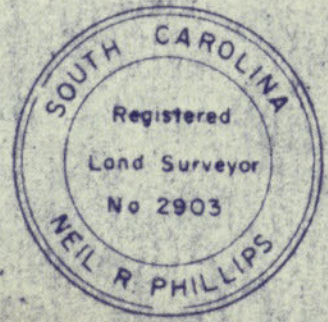
SURVEY FOR
SOUTHERN RAILWAY SYSTEM

SPARTANBURG COUNTY, SOUTH CAROLINA

AT
SIGSBEE

SCALE: 1"=200' DATE: 31 DEC. 1969

NEIL R. PHILLIPS - SURVEYOR
DWG. - 5-79



INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-SPB-6 (Cecil Site)

Acreage 127.24⁺

Location 6.4 miles northwest of downtown Spartanburg fronting on the west side of Interstate 26 and north of the railroad in Spartanburg County, South Carolina.

Owner Mr. P. S. Cecil, Jr.
Spartanburg, South Carolina

Boundaries N: Property Line E: I-26 and Property Line
S: Southern Railway Company W: Southern Railway Company

Topography Gently rolling to rolling land sloping toward the center of the site and toward the northeast. Land is irregular in shape and undeveloped. Elevation 840 to 905 feet MSL. No known flood hazard. Zoning: Industrial.

Utilities

Electric Power:	Duke Power Company - 100 KV line located on the northern side of the site.
Natural Gas:	Piedmont Natural Gas Company - 6 inch line, medium pressure located 1200 feet south on S. C. Highway 65.
Water:	Ground: Various wells in Spartanburg. Depth of wells: 170 to 600 feet. Flow: 22 to 100 gallons per minute. Munic: 10 inch line: 50-60 psi static located in Bond Industrial Park adjacent to the property on the north side. Operated by: Inman-Campobello Water District.

Sewerage Disposal: Private treatment necessary.

Transportation

Rail: SOUTHERN RAILWAY SYSTEM (Main line).

Highway: I-26 interchange (4 lanes and limited access) is located 1,000 feet south. I-85 (4 lanes and limited access) is located 2.2 miles south. U. S. Highway 176 (4 lanes) is located 1.8 miles east. County Road 40 (2 lanes) is located 1,000 feet south. County Road 60 (2 lanes) is located 0.5 mile northwest.

Air: Nearest commercial airport is 11 miles southwest at the Greenville-Spartanburg Airport, served by Eastern, Southern and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights per day. A local paved and lighted airport with one 5,200 foot runway is located 6 miles southeast at the Spartanburg Memorial Airport maintained by the City of Spartanburg.

Barge: None.

Remarks

Water - The system's capacity is 1,000,000 gallons per day. Average daily consumption is about 600,000 gallons. Peak consumption is about 750,000 gallons per day. Storage capacity of 500,000 gallons exists at Imman. The Spartanburg Water Works has a 16 inch water line along New Cut Road (County Road 40) but there is virtually no pressure in the area.

Rail Access - It appears to be practicable to rail serve any portion of this site.

Industries in the adjacent area include Jonathan Logan, Inc., P. Garvan, Inc., Mead Corporation, Neuse Manufacturing Company, and Abbott Laboratory.

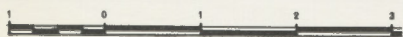
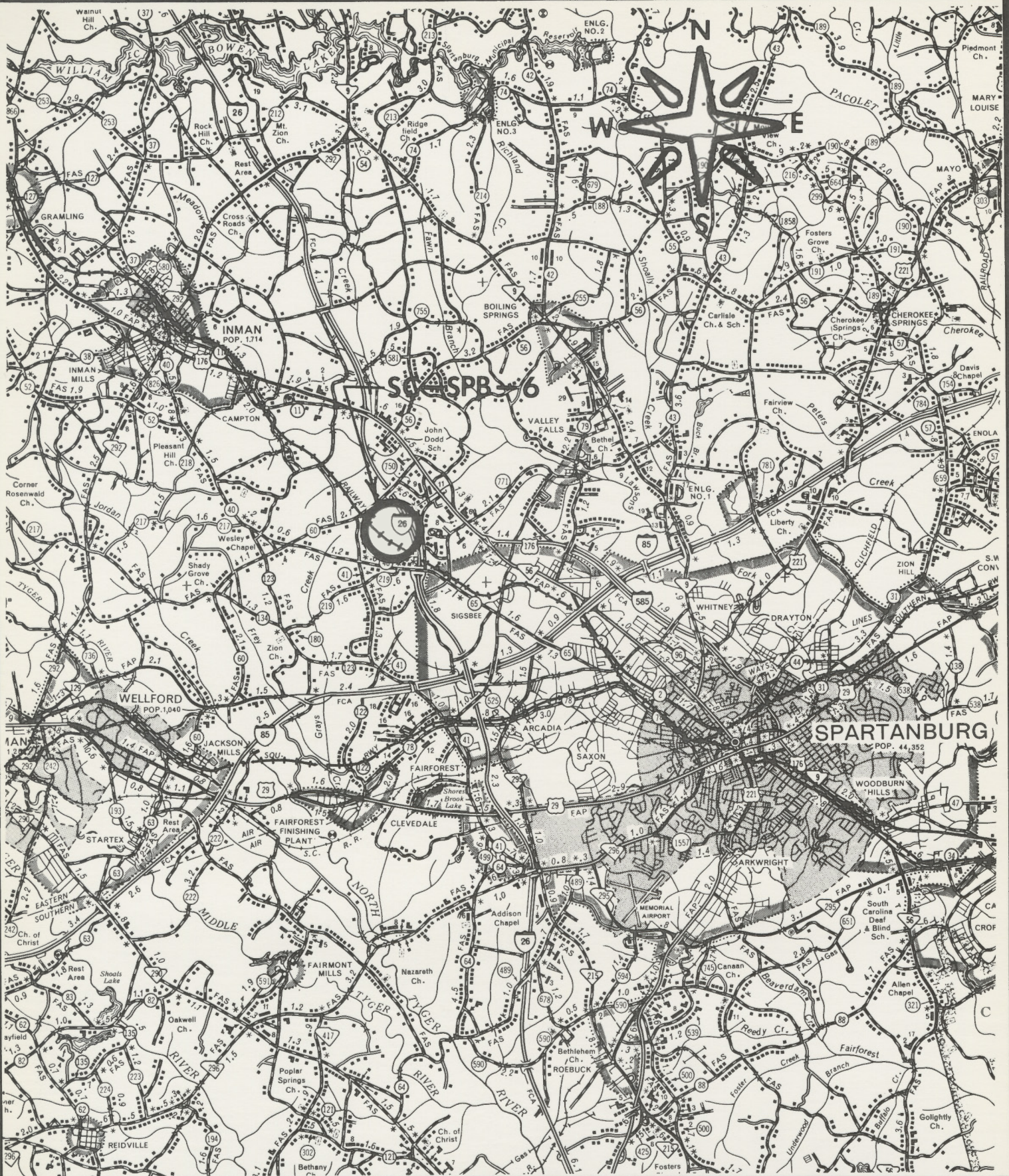
Exhibits

Topographic Quadrangle Section
County Map Section
Southern Railway System Map
South Carolina State Highway Map

For Additional Information

A detailed economic study on the Spartanburg County, South Carolina area will be available on request covering population, taxes, utilities, wages, transportation, living conditions, etc. Special analyses and reports on specific location factors will be submitted on request.

SRSIDR&P: 2/72



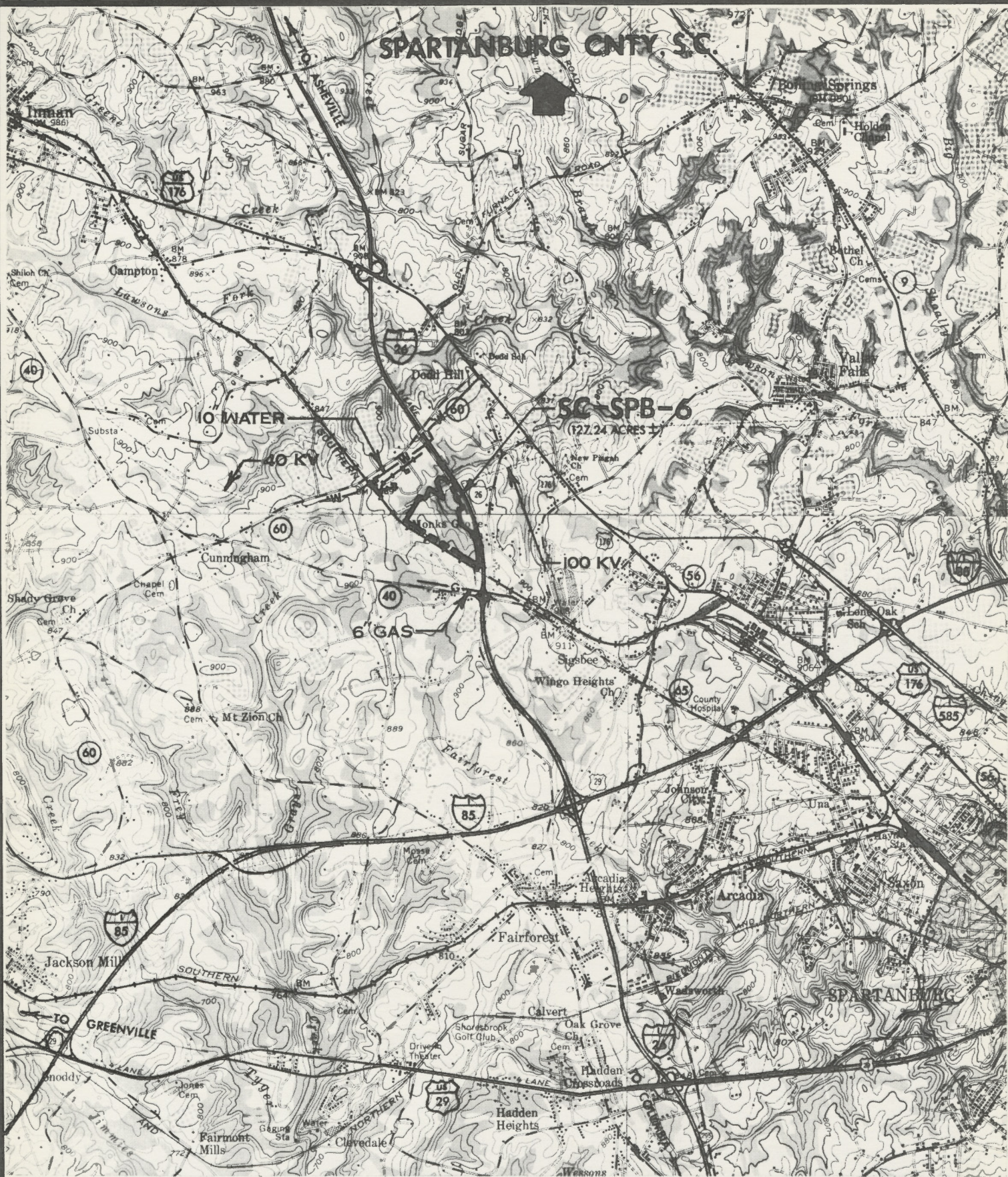
SCALE OF MILES

SOUTHERN
RAILWAY
INDUSTRIAL



SYSTEM
DEVELOPMENT


SPARTANBURG COUNTY
SOUTH CAROLINA



CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

3000 0 3000 6000

FEET

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

COWPENS, S. C. — N. C.
GREER, S. C.
INMAN, S. C. — N. C.
SPARTANBURG, S. C.

QUADRANGLE 5

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-SPB-7 (Nesbitt Site)

Acreage 140.91 \pm

Location 8 miles northwest of downtown Spartanburg fronting on County Road 60 on the west side of Southern Railway in Spartanburg County, South Carolina.

Owners: Sam and Elizabeth Nesbitt 88 acres \pm
S. A. Nesbitt, Jr. 52.91 acres \pm
Spartanburg, South Carolina

Boundaries N: Creek and Property Line E: Southern Railway and Property Line
S: County Road 60 and Property Line W: Property Line

Topography Gently rolling to rolling ground falling off sharply toward the creek on the north side. Highest ground is on the southwest side. Land is nearly rectangular in shape and undeveloped. Elevation 810 to 925 feet MSL. No known flood hazard. Zoning: None.

Utilities

Electric Power: Duke Power Company - 40 KV line located at the southwest corner of the site.

Natural Gas: Piedmont Natural Gas Company - 4 inch line, medium pressure located 2,000 feet east in the Bond Industrial Park.

Water: Ground: Various wells in Imman-Spartanburg area. Depth of wells: 80 to 600 feet. Flow 22 to 125 gallons per minute. Munic: 10 inch line: 50-60 psi static located at the site on the south side on County Road 60. Operated by Imman-Campobello water District.

	Sewerage Disposal:	Private treatment necessary.
<u>Transportation</u>	Rail:	SOUTHERN RAILWAY SYSTEM (Main line)
	Highway:	I-26 interchange (4 lanes and limited access) is located 1 mile north or southeast. I-85 (4 lanes and limited access) is located 3.2 miles southeast. U.S. Highway 176 and S.C. Highway 56 (4 lanes) are located 1 mile north. County Road 60 (2 lanes) is located at the site on the south side.
	Air:	Nearest commercial airport is 14 miles southwest at the Greenville-Spartanburg Airport, served by Eastern, Southern and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights per day. A local paved and lighted airport with one 5,200 foot runway is located 7.6 miles southeast at the Spartanburg Memorial Airport, maintained by the City of Spartanburg.
	Barge:	None.
<u>Remarks</u>	<u>Water</u> -	The System's capacity is one million gallons per day. Average daily consumption is about 600,000 gallons. Peak consumption is about 750,000 gallons per day. Storage capacity of 500,000 gallons exists at Imman.
	<u>Rail Access</u> -	Railroad is on a substantial fill adjacent to the site. Pond and natural drainage somewhat limits capability of providing rail access. It would be substantially easier to provide rail service through the adjacent triangular property on the southeast (25 acres) of W.G. High.

Remarks (Cont'd)

Industries in the adjacent area include Jonathan Logan, Inc., P. Garvin, Inc., Mead Corporation, Neuse Manufacturing Company, Abbott Laboratory and Palmetto Knitting, Inc.

Although just outside its designated boundaries, the Inman-Campobello Water District provides water to the Palmetto Knitting Inc. on County Road 60 adjacent to the Nesbitt Site via a 10 inch main.

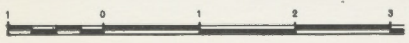
Exhibits

Topographic Quadrangle Section
County Map Section
Southern Railway System Map
South Carolina State Highway Map

For Additional Information

A detailed economic study on the Spartanburg County, South Carolina area will be made available on request covering population, taxes, utilities, wages, transportation, living conditions, etc. Special analyses and reports on specific location factors will be submitted on request.

SRSIDR&P: 2/72



SCALE OF MILES

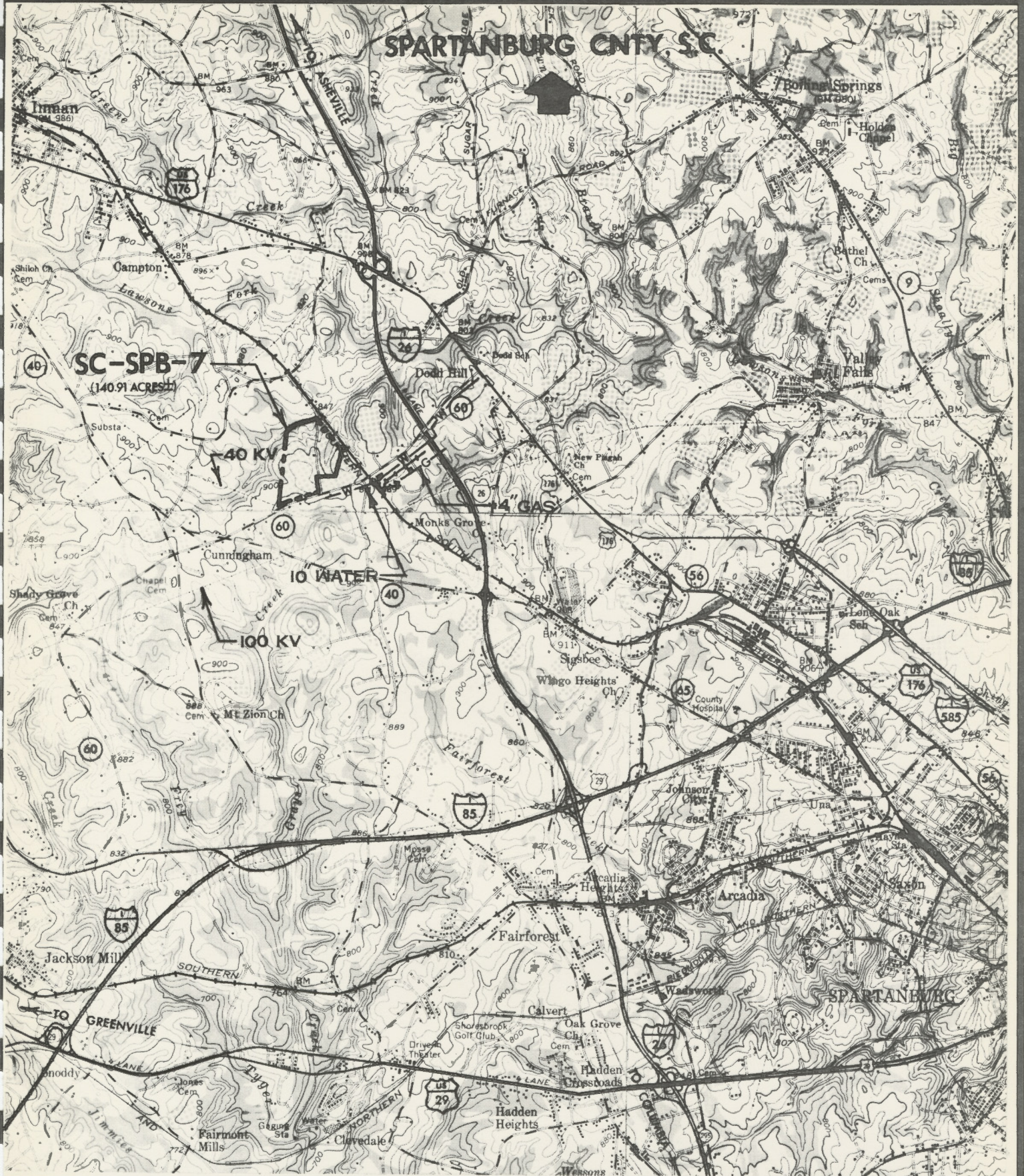
SOUTHERN
RAILWAY
INDUSTRIAL



SYSTEM
DEVELOPMENT

SPARTANBURG COUNTY
SOUTH CAROLINA

SPARTANBURG CNTY. S.C.



CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

COWPENS, S. C. - N. C.
GREER, S. C.
INMAN, S. C. - N. C.
SPARTANBURG, S. C.

3000 0 3000 6000
FEET

QUADRANGLE 8

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-SPB-8 (Caldwell Site)

Acreage

175.3 \pm

Location

Seven miles northwest of downtown Spartanburg fronting on the north side of County Road 60 on the east side of Southern Railway near I-26 in Spartanburg County, South Carolina.

Owner

W. D. Caldwell
% W. Ervin Caldwell
Spartanburg, South Carolina

Boundaries

N: Creek

E: Property Line

S: County Road 60

W: Southern Railway Company

Topography

Gently rolling to rolling ground, highest in the center and sloping towards the property lines. Quadralateral in shape. Land is undeveloped. Elevation 830 to 910 feet MSL. No known flood hazard. Zoning: Industrial.

Utilities

Electric Power:

Duke Power Company - 100 KV line located 3,000 feet southeast on the south side of the Bond Industrial Park.

Natural Gas:

Piedmont Natural Gas Company - 4 inch line, medium pressure located adjacent to the site in the Bond Industrial Park.

Water:

Ground: Various wells in the Inman-Spartanburg area. Depth of wells: 80 to 600 feet. Flow: 22 to 125 gallons per minute. Munic: 10 inch line: 50-60 psi static located adjacent to the site on the south side in the Bond Industrial Park. Operated by: Inman-Campobello Water District.

Sewerage Disposal:

Private treatment necessary.

Transportation

Rail:

SOUTHERN RAILWAY SYSTEM (Main line).

Highway:

I-26 interchange (4 lanes and limited access) located 1 mile north or southeast. I-85 (4 lanes and limited access) located 3.2 miles southeast. U.S. Highway 176 and S. C. Highway 56 (4 lanes) located 0.7 mile northeast. County Road 60 (2 lanes) located at site on south side.

Air:

Nearest commercial airport is 14 miles southwest at the Greenville-Spartanburg Airport, served by Eastern, Southern, and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights per day. A local paved and lighted airport with one 5,200 foot runway is located 7.7 miles southeast at the Spartanburg Memorial Airport, maintained by the City of Spartanburg.

Barge:

None.

Remarks

Water - The system's capacity is one million gallons per day. Average daily consumption is 600,000 gallons. Peak consumption is about 750,000 gallons per day. Storage capacity of 500,000 gallons exists at Inman.

Remarks (Cont'd)

Rail Access - Excellent site for a large, rail-served industry. Drainage is excellent. Rail access to the site is good from the south side adjacent to County Road 60. Additional acreage to the east could be added if required. 40.8 acres ± on the east side belongs to John Graham. Further east is 25 acres ± belonging to Eliza Caldwell which would add frontage on I-26.

Industries in the nearby area include Jonathan Logan, Inc., P. Garvin, Inc., Mead Corporation, Neuse Manufacturing Company, Abbott Laboratory, and Palmetto Knitting, Inc.

Exhibits

Topographic Quadrangle Section
County Map Section
Southern Railway System Map
South Carolina State Highway Map

For Additional Information

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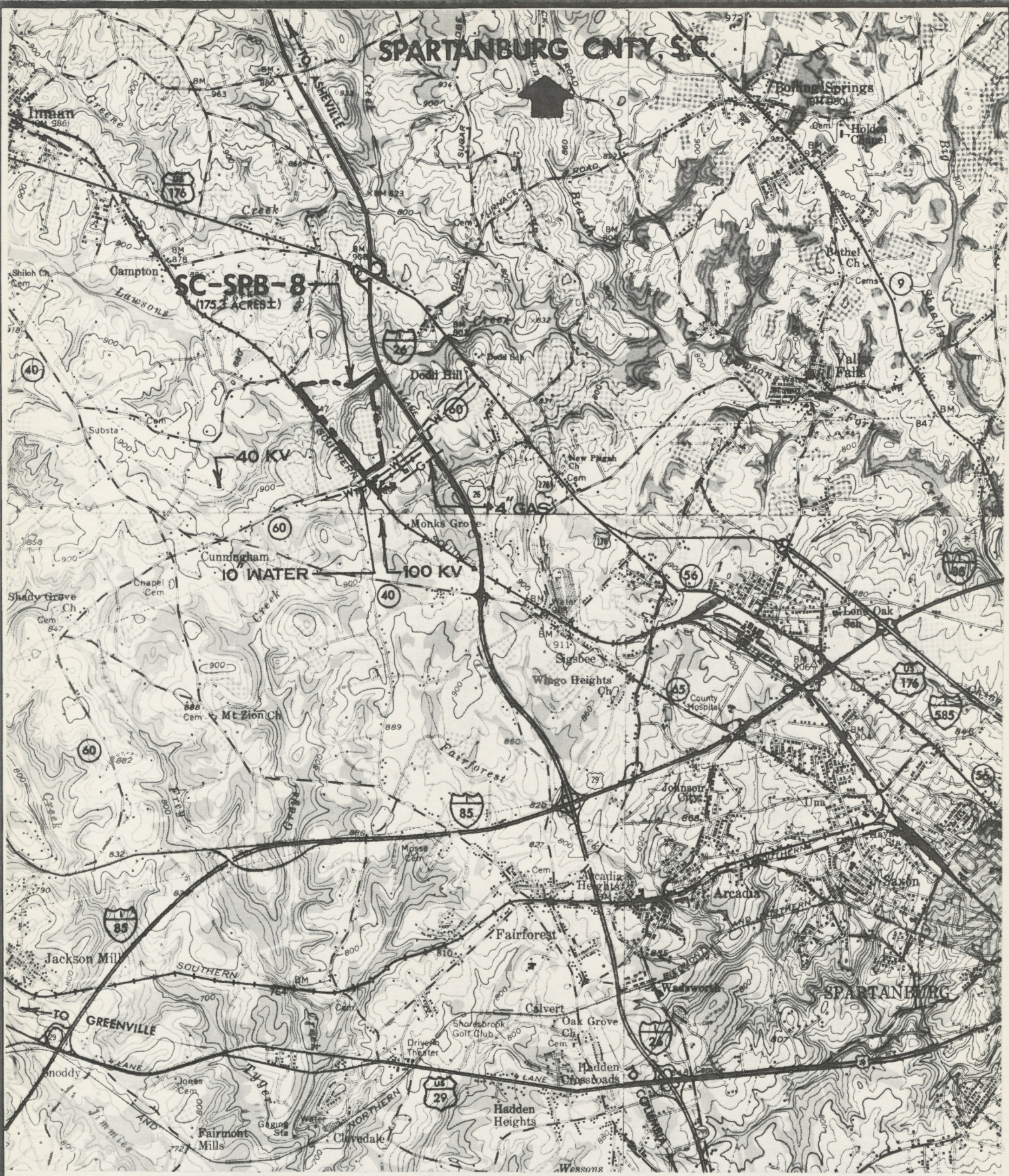
SCALE OF MILES

SOUTHERN
RAILWAY
INDUSTRIAL




SYSTEM
DEVELOPMENT

SPARTANBURG COUNTY
SOUTH CAROLINA



CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL

3000 0 3000 6000
FEET

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

COWPENS, S. C. — N. C.
GREER, S. C.
INMAN, S. C. — N. C.
SPARTANBURG, S. C.

QUADRANGLE 5

INDUSTRIAL DEVELOPMENT
RESEARCH AND PLANNING
STANDARD SITE DESCRIPTION

SC-SPB-9 (Harley Bag Company Site)

Acreage

188.88+

Location

East of the Camp Croft area on the south side of County Road 34, about six miles southeast of downtown Spartanburg in Spartanburg County, South Carolina.

Owner

Giant Realty Company
Spartanburg, South Carolina

Contact: Mr. Mack Horton, Harley Bag Company,
Spartanburg, South Carolina.

Boundaries

N: County Road 34 and
Property Line

E: Dirt Road

S: Property Line

W: Property Line

Topography

Gently rolling to very rolling ground. Slopes down from the road at the north property line. Irregular in shape. Land is undeveloped. Elevation 630 to 770 feet MSL. No known flood hazard. Zoning: None.

Utilities

Electric Power:

Duke Power Company - 12 KV line
located 0.6 miles west at Camp Croft
area.

Natural Gas:

Piedmont Natural Gas Company - 4
inch line, medium pressure located
one mile west of the site at Camp
Croft.

Water:

Ground: Three wells drilled at Camp Croft. One was a dry well. Depth of wells: 170.5 to 600 feet. Flow: 22 and 44 gallons per minute. Operated by U.S. Army when Camp Croft was an army facility. Munic: 16 inch line: 40-50 psi static located at north boundary of site along County Road 34. Operated by: Spartanburg Water Works.

Sewerage Disposal:

Private treatment necessary.

Transportation

Rail:

SOUTHERN RAILWAY SYSTEM (Main line)

Highway:

U.S. Highway 176 (2 lanes) located 1.5 miles north. County Road 34 (2 lanes) located at site on the north side. County Road 30 (2 lanes) located at site at northeast corner.

Air:

Nearest commercial airport is 21 miles west at the Greenville-Spartanburg Airport served by Eastern, Southern, and Piedmont Airlines with non-stop service to and from New York and Washington and a total of 38 flights per day. A local paved and lighted airport with one 5,200 foot runway is located 7.5 miles west at the Spartanburg Memorial Airport, maintained by the City of Spartanburg.

Barge:

None.

Remarks

Water - The system's capacity is 42 million gallons per day of treated water. Average daily consumption is 21.827 million gallons. Peak daily consumption is 30.7 million gallons.

Sewerage - The Spartanburg Sanitary Sewer District is in the process of annexing the Croft area. The eastern boundary of this system is a little more than a mile west of the site.

Rail Access - It will be necessary to cross County Road 34. It appears possible to rail serve the front of the site. Back side drops off, and the site will require more extensive preparations for a large industry.

Exhibits

Topographic Quadrangle Section
County Map Section
Southern Railway System Map
South Carolina State Highway Map

For Additional Information

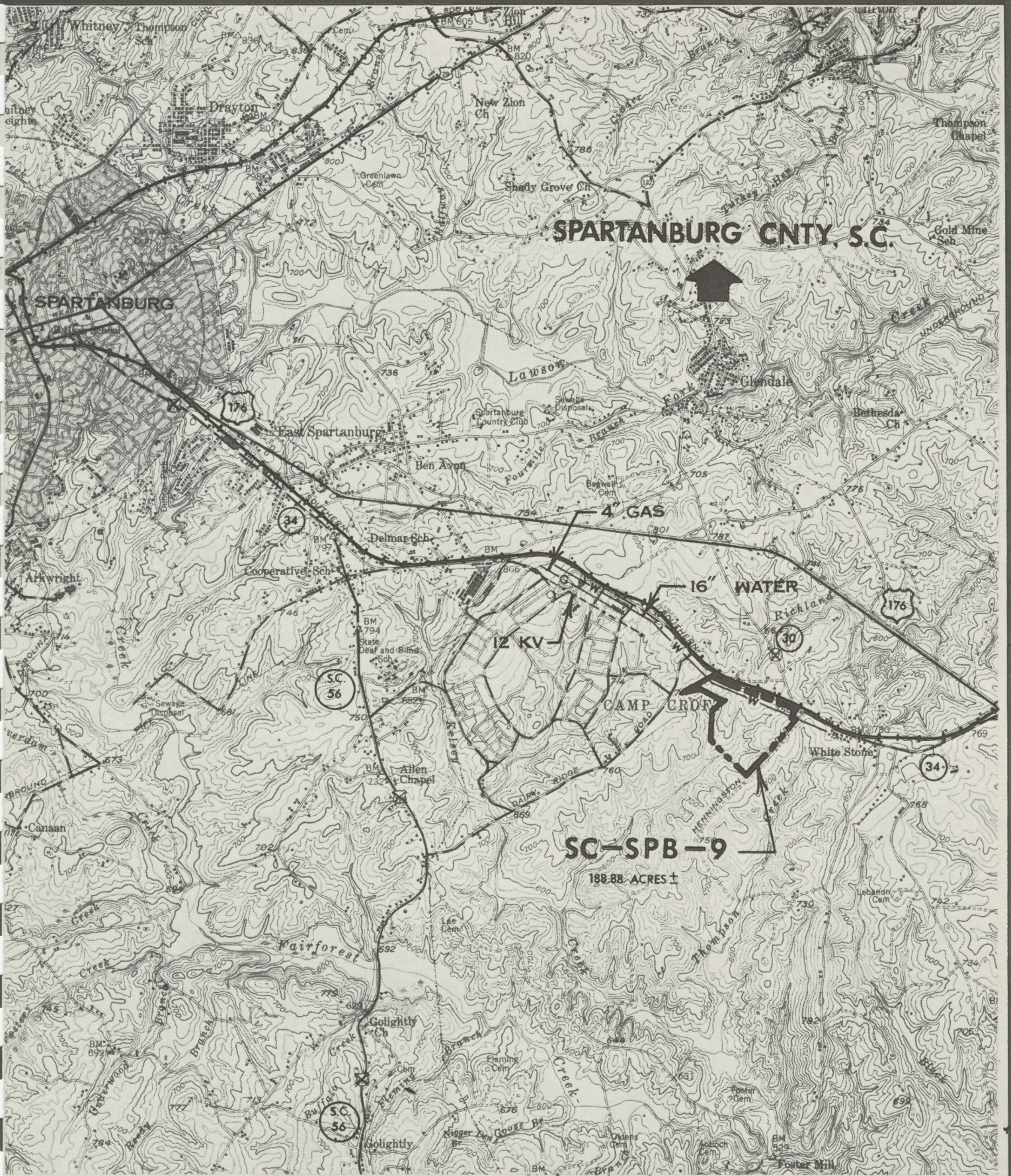
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SCALE OF MILES

SOUTHERN
RAILWAY  **SYSTEM**
INDUSTRIAL **DEVELOPMENT**

SPARTANBURG COUNTY
SOUTH CAROLINA



CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL



SOUTHERN
RAILWAY SYSTEM
INDUSTRIAL DEVELOPMENT



SPARTANBURG, S. C.

QUADRANGLE

S. C. STATE LIBRARY

SOUTH CAROLINA STATE LIBRARY



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